141.0	0003	0020.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,184,700	/	1,184,700
USE VALUE:	1,184,700	/	1,184,700
ASSESSED:	1,184,700	/	1,184,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58	-60	WALNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TRILLING SHARLET &
Owner 2:	O MALLEY TIMOTHY J & ANI
Owner 3:	
Street 1:	60 WALNUT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TRILLING SHARLET & ANNA -
Owner 2:	O MALLEY TIMOTHY J -
Street 1:	58-60 WALNUT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .226 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 4442 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	9841.000	684,000		500,700	1,184,700
Total Card	0.226	684,000		500,700	1,184,700
Total Parcel	0.226	684,000		500,700	1,184,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 266.73 /Parcel: 266.73

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 90797
GIS Ref:
GIS Ref:
Insp Date: 07/23/20

!10907!

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0003-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	684,000	0	9,841.	500,700	1,184,700		Year end	12/23/2021
2021	104	FV	652,300	0	9,841.	500,700	1,153,000		Year End Roll	12/10/2020
2020	104	FV	562,800	0	9,841.	500,700	1,063,500	1,063,500	Year End Roll	12/18/2019
2019	104	FV	432,200	0	9,841.	500,700	932,900	932,900	Year End Roll	1/3/2019
2018	104	FV	432,200	0	9,841.	443,400	875,600	875,600	Year End Roll	12/20/2017
2017	104	FV	404,800	0	9,841.	371,900	776,700	776,700	Year End Roll	1/3/2017
2016	104	FV	404,800	0	9,841.	371,900	776,700	776,700	Year End	1/4/2016
2015	104	FV	359,800	0	9,841.	321,900	681,700	681,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:34:25

LAST REV

Date	Time
09/23/21	12:43:34
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 10907

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TRILLING SHARLE	54324-513		2/24/2010	Family	10	No	No		
TRILLING SHARLE	21876-399		3/26/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/19/2019	1884	Heat App	17,600	C				
8/21/2019	1261	Addition	146,850	O				
1/3/2019	22	New Wind	2,000	C				
1/3/2019	25	New Wind	8,000	C				
11/24/2014	1572	Re-Roof	11,995					Strip and re-roof.
2/12/2001	84	Redo Bat	5,000	C				
11/11/1999	765	Alterati	1,000					EXTEND 2ND FLOOR
5/23/1998	419	Addition	28,500					18X24 ADDITION
3/6/1995	88	Manual	9,310					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
9/23/2021	Mail Update	MM	Mary M
7/23/2020	Measured	DGM	D Mann
3/9/2018	MEAS&NOTICE	HS	Hanne S
3/17/2009	Inspected	163	PATRIOT
1/9/2009	Measured	345	PATRIOT
1/4/2000	Inspected	264	PATRIOT
12/1/1999	Mailer Sent		
11/23/1999	Measured	243	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	90797
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9841		Sq. Ft.	Site		0	70.	0.73	8									500,664						500,700	

Total AC/HA:	0.22592	Total SF/SM:	9841	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	500,664	Spl Credit		Total:	500,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.95773733
Const Adj.:	0.98990101
Adj $ / SQ:	170.652
Other Features:	133557
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	840254
Depreciation:	156287
Depreciated Total:	683966

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	2001
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
1	6	2	
Totals			
2	13	4	

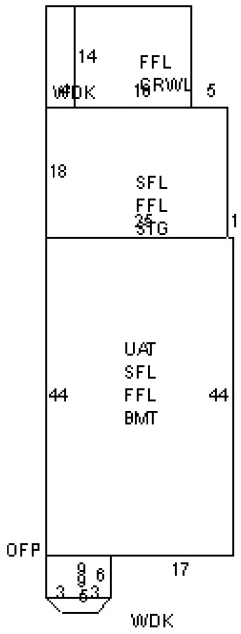
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	170.65
Special Features:	0	Val/Su Net:	121.26
Final Total:	684000	Val/Su SzAd	200.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,818	170.650	310,245
SFL	Second Floor	1,594	170.650	272,019
BMT	Basement	1,144	81.140	92,830
STG	Storage	450	6.380	2,871
UAT	Upper Attic	286	68.260	19,523
CRWL	Crawl Space	224	25.600	5,734
WDK	Deck	71	15.840	1,125
OFP	Open Porch	54	43.560	2,352
	Net Sketched Area:	5,641	Total:	706,699
Size Ad	3412	Gross Area	6499	FinArea 4442

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1990	0.00	T	23.2	104						

PARCEL ID

141.0-0003-0020.0

More:	N	Total Yard Items:		Total Special Featues:		Total:	